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## Small Business Owner Receives 504 Loan, Purchases Office and Warehouse Space



Kaikor Construction Company, Inc. is a Honolulu-based general contractor specializing in concrete structure contracting, with services including bridge construction and repair, precast installations, foundations, marine superstructure and pervious concrete, a porous, more environmentally-friendly material than the traditional concrete material. Although a well-established company with a 25-year history, Kaikor has remained a nimble operation, successfully navigating the ever-changing business environment and adapting to Hawaii's unique island economy.

Garrett Sullivan, CEO, has been at the helm, shifting the business' position and engaging employees in proactive problem solving. With his leadership and innovative approach, the company competes with the larger contractors by focusing on core competency and being a leader in a specialized field.

Focused on cultivating a healthy workforce environment, the CEO supports the Kaikor team by providing tools and training to help them master their trade and maintain a competitive advantage. Sullivan and his employees are involved in community service projects, supporting key projects with Moanalua High School, the Hawaii Foodbank, Kidney Foundation and Hawaii International Child. With 36 employees currently on the payroll, Kaikor is consistently recognized as one of the "best places to work" in Hawaii. Employees also enjoy 401K and health plans and other wellness benefits.

This savvy CEO is also a resource to his industry, balancing the competitive edge as a provider of niche products with the attitude that helping others in the industry raises the standards overall. Sullivan is on top of best practices for his industry and is an active leader in the General Contractors Association and the Construction Financial Management Association, an organization that measures financial performance in the construction industry.

In 2002, Kaikor Construction received assistance from the SBA in the form of a 504 loan to assist in the purchase of their current office and warehouse facility in Kalihi. Sullivan has steered Kaikor through economic downturns, emerging more profitable and resilient each time. Since inception, Kaikor Construction has completed more than 407 projects valued at more than \$147,000,000, with on-time delivery every time.

Garrett Sullivan has been named SBA's 2010 Small Business Person of the Year for the City and County of Honolulu.

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